



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

STAVROS S. ANTHONY
Mayor Pro Tem

MICHELE FIORE
CEDRIC CREAR
BRIAN KNUDSEN
VICTORIA SEAMAN
OLIVIA DIAZ

JORGE CERVANTES
City Manager

DEPARTMENT OF PLANNING

SETH T. FLOYD

DIRECTOR OF
COMMUNITY DEVELOPMENT

CITY HALL

495 S. MAIN ST.
3RD FLOOR
LAS VEGAS, NV 89101
702.229.6301 | VOICE
702.464.2545 | FAX
711 | TTY



cityoflasvegas
lasvegasnevada.gov

February 9, 2022

Verlaine, LLC
P.O. Box 371537
Las Vegas, Nevada 89137

**RE: 21-0813-ZON1, 21-0813-VAR1 AND 21-0813-TMP1
PLANNING COMMISSION MEETING OF FEBRUARY 8, 2022**

Dear Applicant:

The Planning Commission at a regular meeting held on **February 8, 2022** voted to recommend **APPROVAL** of the following Land Use Entitlement project requests on 13.53 acres on the southwest corner of Coran Lane and Allen Lane (Parcel 1 File 127 Page 86), Ward 5 (Crear).

21-0813-ZON1 - REZONING - FROM: C-2 (GENERAL COMMERCIAL) TO: R-CL (SINGLE FAMILY COMPACT-LOT)

21-0813-VAR1 - VARIANCE - TO ALLOW PRIVATE STREETS THAT DO NOT MEET PRIVATE GATED COMMUNITY STREET DEVELOPMENT STANDARDS, STUB STREET TERMINATIONS WHERE CUL-DE-SACS ARE REQUIRED

21-0813-TMP1 - TENTATIVE MAP - RANCHO HOLLY - FOR A 97-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

This approval is subject to the following amended conditions:

21-0813-VAR1 CONDITIONS

Planning

1. Approval of a Rezoning (21-0813-ZON1) and approval of and conformance to the Conditions of Approval for Tentative Map (21-0813-TMP1) shall be required, if approved.
2. This approval shall be void four years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

21-0813-TMP1 AMENDED CONDITIONS

Planning

1. The proposed subdivision shall be gated.
2. The eastern perimeter wall of the subdivision shall have a minimum overall height of eight (8) feet, inclusive of any combination of retaining and screen. The perimeter wall shall be decorative with a minimum of 20 percent contrasting material per Title 19.
3. Perimeter landscape buffer areas shall use 4-6 inch decorative rock in addition to required plant materials.
4. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.
5. Approval of Rezoning (21-0813-ZON1) and Tentative Map (21-0813-TMP1) shall be required, if approved.
6. Street names must be provided in accordance with the City's Street Naming Regulations.
7. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

8. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations. The CC&R documents shall include a disclosure that the surrounding zoning districts, which includes R-E (Residence Estate) zoning, may include existing or future agricultural and livestock uses.
9. All development is subject to the conditions of City Departments and State Subdivision Statutes.

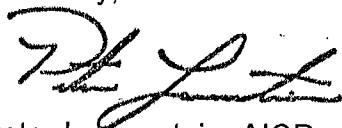
Public Works

10. Dedicate a 25' radius on the southwest corner of Coran Lane and Allen Lane if not already in place.
11. Construct half-street improvements on Coran lane and Allen Lane, including appropriate pavement transitions, meeting current City Standards adjacent to this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Allen Lane improvements shall extend to Holly Lane and include the northwest corner spandrel and valley gutter unless otherwise allowed by the City Engineer.

12. Private streets must be granted and labeled on the Final Map for this site as Public Utility Easements (P.U.E.), Public Sewer Easements, and Public Drainage Easements to be privately maintained by the Homeowner's Association. Additionally, grant a 5-foot public utility easement behind the back of curbs if needed to provide adequate separation between the various utilities. No trees or other landscaping material with a matured height of 36" is allowed within a public sewer easement.
13. Grant a minimum 20' wide Public Sewer and Public Drainage Easement to be Privately Maintained" across Common Lot "E" on the Final Map for this site.
14. Prior to the submittal of construction drawings for this site, submit a Gated Queueing Analysis and Pedestrian Circulation and Safety Plan for approval by the Traffic Engineering Division of the Department of Public Works. The Pedestrian Circulation and Safety Plan shall identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. Comply with the recommendation of the approved pedestrian circulation plan.
15. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.
16. Per Unified Development Code (UDC) 19.16.060.G, all requirements must be complied with or such future compliance must be guaranteed by an approved performance security method in accordance with UDC sections 19.02.130.C and 19.02.130.E.
17. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No additional deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

This item will be considered by the City Council on March 16, 2022. This meeting will be held at 9:00 A.M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Peter Lowenstein, AICP
Deputy Planning Director
Department of Planning

PL:nl

cc:

Mr. Jeff Lesnick
Beazer Homes
3490 Paseo Verde Pkwy., Ste. 120
Henderson, Nevada 89074

Mr. Darryl Lattimore
Actus
3283 E. Warm Springs Road, Suite 300
Las Vegas, Nevada 89120